

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863

W12a

Filed: 4/7/00
49th day: Waived
Staff: JB-SC
Approved w/ Conditions: 4/15/04
Revised Findings Staff report: 7/22/04
Revised Findings Hearing date: 8/11/04

COASTAL DEVELOPMENT PERMIT REVISED FINDINGS**Appeal number..... A-3-SLO-00-040****Applicants Dennis Schneider****Appellants Commissioners Sara Wan and Christina Desser****Local government San Luis Obispo County****Local decision Approved with conditions, 02/24/00.**

Project location West side of Highway 1, approximately one mile north of Villa Creek Road (residence site is located on the marine terrace approximately ½ mile south of China Harbor), north of the community of Cayucos, San Luis Obispo County (Estero Planning Area), APN 046-082-008.

Project description Construction of a 10,000 square foot single family residence and 2,500 square foot barn on a 40.6 acre coastal blufftop lot. Variance granted for improvements to an approximately 1.25 mile access road due to grading on slopes in excess of 30%.

File documents..... San Luis Obispo County Certified Local Coastal Program; Coastal Development Permit D980279V/D980010P; Local Administrative Record; Visual Analysis (Cannon Associates, October 2000 and May 2003), (Sheppard Mullin, August 2002); Geologic Hazards and Bluff Retreat Study (Cleath & Associates, June 1998); Potential for On-site Wastewater Disposal (Cleath & Associates, December 1999); Leachfield Performance (GeoSource Inc., January 2000); Percolation Feasibility Discussion (GeoSolutions Inc., 2000); Addendum to Roadway Feasibility Discussion (GeoSolutions Inc., October 1, 2000); Discussion of Pipeline Placement (GeoSolutions Inc., October 4, 2000); Botanical Survey of Schneider Property (David J. Kiel, June 4, 1998 and July 21, 1999); Herpetological Survey of Stock Pond (Dr. Fred Andoli, March 2001).

Staff recommendation ...Approve w/ Conditions

Commissioners Eligible: Reilly, Woolley, Wan, Potter, Allgood, Nichols, Nava, Kruer, Iseman, Burke



California Coastal Commission
August 11, 2004 Meeting in San Pedro

Staff: J. Bishop Approved by:

Appeal A-3-SLO-00-040 Revised Findings

Schneider SFD

Page 2

Summary: On April 15, 2004, the Commission approved this residential project on the Harmony coast in the County of San Luis Obispo with a change to Special Condition #7 to include additional wetland delineations using the Coastal Commission's standards, and the addition of Special Condition #15 to prohibit future development of a shoreline protective device. Revisions to the Findings to reflect this Commission action are on page 30 (Special Condition #7a), and on page 34 (Special Condition #15).

Staff Report Contents

1. Staff Recommendation on Revised Findings	3
De Novo Findings and Declarations	3
2. Project Description	3
A. Project Location	3
B. Project Description	4
3. Conditions of Approval	5
A. Standard Conditions	5
B. Special Conditions	5
4. Coastal Development Permit Findings	15
1. Agriculture	15
2. Visual and Scenic Resources	20
3. Environmentally Sensitive Habitat Areas	26
4. Public Works	31
5. Hazards	31
6. Public Access and Recreation	34
8. California Environmental Quality Act (CEQA)	36
9. Exhibits	
Exhibit 1: Project Vicinity and Location Maps	
Exhibit 2: Project Access Road Map, Site Plan and Elevations	
Exhibit 3: Appellant's Contentions	
Exhibit 4: Site Photos and Visual Simulations	
Exhibit 5: County Conditions of Approval	
Exhibit 6: Water Well Test Report	
Exhibit 7: Depiction of Modified Development Envelope	

1. Staff Recommendation on Revised Findings



California Coastal Commission

Appeal A-3-SLO-00-040 Revised Findings

Schneider SFD

Page 3

Staff recommends that the Commission adopt the following revised findings in support of its conditional approval of a coastal development permit for the proposed development on April 15, 2004.

Motion. I move that the Commission adopt the revised findings in support of the Commission's action on April 15, 2004 approving the development with conditions proposed under appeal number A-3-SLO-00-040 pursuant to the staff recommendation.

Staff Recommendation of Adoption. Staff recommends a **YES** vote. Passage of this motion will result in adoption of the revised findings as set forth in this report. The motion requires a majority vote of the members from the prevailing side present at the April 15, 2004 hearing, with at least three of the prevailing members voting. Commissioners eligible to vote on the revised findings are Commissioners Reilly, Woolley, Wan, Potter, Allgood, Nichols, Nava, Kruer, Iseman, Burke. If the motion fails, the revised findings are postponed to a later meeting.

Resolution. The Commission hereby adopts the findings set forth below for approval with conditions of a coastal development permit for the proposed development on the grounds that the findings support the Commission's decision made on April 15, 2004 and accurately reflect reasons for it.

Recommended De Novo Findings and Declarations

The Commission finds and declares as follows:

2. Project Description

A. Project Location

The subject property is located in an area known as the "Harmony Coast" between Highway One and the Pacific Ocean, north of the community of Cayucos in San Luis Obispo County (see Exhibit 1). The parcel is located approximately one mile north of Villa Creek Road, which is accessed directly from Highway One. The topography of the site is "steplike," comprised of a steeply sloping ridge extending down to a relatively flat marine terrace. The terrace is a few hundred feet wide and ends abruptly at a steep coastal bluff, ranging from 38 to 50 feet in height. The bluff drops sharply down to rocky shores and tidepools at the oceanfront below (see Exhibit 4 for photos).

The undeveloped project site itself is approximately 40.6 acres in size and is zoned for Agriculture in the LCP. The site is part of the approximately 550-acre South Ranch and originally part of the larger Rancho San Geronimo. The properties that made up the South Ranch were given certificates of compliance by the County and auctioned in the early 1990's. Scattered structures, barns, and older ranch roads can be found in this area. A small wooden building exists on the coastal bluff at the southeast property corner and is associated with historic seaweed farming operations. At present, the entire site is characterized as open rangeland and is currently grazed by cattle. There is a stock pond located on the



California Coastal Commission

ridge above the marine terrace. Cattle actively use the pond as a watering site. There is indication that the site, particularly portions of the marine terrace, has at one time been plowed as cropland. Except for the commercial abalone farm located downcoast of the project site, adjacent properties and the marine terrace in this area remain largely undeveloped.

B. Project Description

The applicant proposes to construct a 10,000 square foot single-family dwelling with an attached garage, an indoor lounge/pool area, and a 2,500 square foot barn on a 40.6-acre parcel. All structures are shown to be set back a distance of 70 to 150 feet from the coastal bluff. The proposed residence would be located about 150 feet from the eastern property line roughly 100 feet from the top of bluff. An indoor lounge area and pool are proposed adjacent to residence at a distance roughly 70 feet from the bluff top. The building envelope for the residence is about 200 feet by 300 feet (1.4 acres). The proposed barn, water well site, turn around, and water tanks occupy an additional area of about 100 feet by 150 feet (.35 acres) and are located about 750 feet west of the residence. A paved driveway connects the barn and residence.

According to the plans submitted by the applicant, little grading for the main residence will be required as it will be within a foot or two of existing grade. The pool will be excavated 3 to 4 feet below existing grade and built up to the level of the lounge. The house would be located approximately 80 feet from the base of the scrub-covered ridge that ascends steeply to the north behind the house. Site plans show the proposed barn to be located approximately 750 feet west of the residence. The onsite wastewater disposal system has yet to be designed, but geotechnical reports recommend that it be located to the west of the buildings and not south between the structures and coastal blufftop.

The 1.25-mile access road to the site will disturb an approximately 179,000 square foot area as it extends from Highway 1 over the coastal ridge to the terrace below. The road is shown on site plans traversing three other parcels. The road generally follows the route of an existing unimproved access road, however a portion of the road deviates from the existing jeep trail. The precise location and improvements necessary to support the access road have not yet been determined because the road design must comply with County of San Luis Obispo Fire/California Department of Forestry (County/CDF) requirements. The majority of the road would be 18-feet wide under these requirements. CDF will allow the road to be narrowed to 10-12 feet in sensitive habitat areas providing there is clear view entering and exiting the roadway. If the narrowed roadway exceeds 400 feet, turnouts would be necessary to allow vehicles to pass. All other stretches of the road must be 18 feet wide with an all weather surface capable of supporting 20 tons. All road grades at or exceeding 12% must be paved under CDF requirements. See Exhibit 2 for proposed site plans, elevations, and access road alignment.

3. Conditions of Approval



A. Standard Conditions

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the Permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions.

B. Special Conditions

1. **Scope of the Permit.** This permit authorizes, subject to the standard conditions above and the Special Conditions below, the construction of a single-family residence with attached garage, water well, septic system, water tanks, underground utility connections and the necessary grading, berm construction and landscaping necessary to screen the development, and one driveway/access road subject to Final Driveway/Access Plans and other agency approvals. Construction of a barn or other accessory structures shall require an amendment to this permit. Except where in conflict with the revised project approved by this permit, and these conditions of approval, all conditions of San Luis Obispo County's approval of this project (attached as Exhibit 5) continue to apply. All other conditions required pursuant to planning authority other than the Coastal Act continue to apply.
2. **Revised Project Plans.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Permittee shall submit two sets of Revised Project Plans to the Executive Director for review and approval, in substantial conformance with the specifications shown in Exhibit 7 of this report. The Revised Project Plans shall be consistent with the following requirements:
 - (a) **Residential Development Envelope.** All development (i.e., the residence, all impermeable pathways, turnarounds, courtyards, garages, swimming pools, retaining walls, etc.) shall be confined within an area of no greater than 5,000 square feet. The residential development envelope shall be sited as close to the property line on the northwest corner of the marine terrace as feasible as shown in Exhibit 7 of this report.



Appeal A-3-SLO-00-040 Revised Findings

Schneider SFD

Page 6

- (b) **Structural Height.** Structures shall be single-story. No portion of any structure shall exceed 12" feet in height above average natural grade (except for chimney).
- (c) **Barn.** This permit does not authorize construction of the 2,500 square foot accessory barn. The barn shall be removed from the project plans. In the event that the applicant would like to pursue an agricultural accessory structure, such as a barn, in the future as part of a bonafide agricultural operation, an amendment to this permit will be necessary pursuant to 14 CCR sec. 13250(b)(6).
- (d) **Water tanks.** Water tanks shall be located underground (unless not allowed, or found to be infeasible pursuant to standards of the California Department of Forestry), or otherwise be colored to mimic the site's natural backdrop (i.e., dark greens and browns), and shall not be visible from public viewing points.
- (e) **Ornamental Landscaping.** There shall be no ornamentally landscaped areas surrounding the building footprint and development envelope. All areas surrounding the building footprint and development envelope shall be contoured to mimic the natural topography and revegetated with native grasses appropriate to the Harmony coast region of San Luis Obispo County.
- (f) **Landscaped Berm.** The Applicant shall install a landscaped berm, ranging from two to three feet in height, around the perimeter of the development envelope to help screen the project from public views. The berm shall be replanted with low stature native non-invasive grasses and forbs appropriate to the Harmony coast region of San Luis Obispo County that mimic the natural terrain of the marine terrace.
- (g) **Other Grading/Utilities and Septic Line Area.** Following utility and septic system installation, all disturbed areas shall be contoured to mimic the natural topography of the site and revegetated with native grasses appropriate to the Harmony coast region of San Luis Obispo County.
- (h) **Building Materials.** Non-reflective, earth tone materials shall be used on all surfaces (siding, roofing, windows, chimney, gutters, etc.) to prevent the detection of glare or light reflection from public viewing areas.
- (i) **Lighting.** There shall be no exterior night lighting around the residence, other than the minimum lighting necessary for pedestrian and vehicular safety purposes. All interior lighting within the residence shall be directed away from windows, which are visible from public viewing areas. All lighting shall be downward directed and designed so that it does not produce any light or glares off-site. All lighting fixtures shall be shielded so that neither the lamp nor the related reflectors are visible from public viewing areas. Floodlighting or spotlighting of ground or ocean water surfaces shall be prohibited.
- (j) **Fencing.** Fencing is not allowed along or on the road from Highway One to the Applicant's building envelope. Fencing shall be limited to the perimeter of the building envelope as



California Coastal Commission

described in 2(a). Gate and fence structures shall be visually consistent with the range fencing and gating that exist on adjacent grazing lands.

The Permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is necessary.

3. Construction Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Permittee shall submit two sets of Construction Plans to the Executive Director for review and approval. The Construction Plan shall, at a minimum, provide for the following:

- (a) **Biological Monitor.** A qualified biological monitor approved by the Executive Director experienced with, at a minimum, wetland/riparian biology and native grasslands shall be present at the site during all ground disturbing activities. The biological monitor shall have the authority to halt all construction activities, and/or modify construction methods, as necessary to protect habitat and individual sensitive species. The biological monitor shall complete daily monitoring reports that indicate the date and time of work, weather conditions, the monitoring biologist's name, project activity/progress, and any listed and/or species of concern observed. These reports shall be compiled and submitted to the Executive Director upon completion of construction as part of a construction monitoring report.
- (b) **Archaeological Monitor.** This condition supplements County conditions #3 and #4. A qualified archaeologist, approved by the Executive Director, shall be present to monitor all earth disturbing activities. The applicant shall also include qualified local Native Americans as project monitors during all earth disturbing activities. If an area of cultural deposits is discovered during the course of the project, all grading or construction shall cease in the vicinity of the resource, and a plan shall be submitted that avoids such resources shall be submitted for the review and approval of the Executive Director.

PRIOR TO COMMENCEMENT OF CONSTRUCTION, the archaeological monitor shall conduct a brief training session with construction personnel discussing the cultural sensitivity of the area and the protocol for discovery of cultural resources during construction. The archaeological monitor shall also inform all qualified local Native Americans of the timing of construction and their opportunity to participate in construction monitoring

- (c) **Construction Zone.** PRIOR TO COMMENCEMENT OF CONSTRUCTION, construction fencing shall delineate the area subject to construction activities. The area shall be minimized to that absolutely necessary to construct the bridge, improvements to the access road, and residence. To the extent feasible, previously disturbed off-site areas shall be used for storage and staging of equipment and materials. Staging areas shall be identified on the construction plans.
- (d) **Cattle Grazing.** PRIOR TO COMMENCEMENT OF CONSTRUCTION, a current list of the



cattle owners/operators on all parcels affected by this project shall be created and notice shall be given to them that identifies precautionary steps to be taken should livestock animals be in the project vicinity. Moving animals away or fencing them out of construction sites shall be arranged. Written evidence of consultation and coordination with all interested parties shall be submitted to the Executive Director for review and approval to prevent possible conflicts.

- (e) **Road/Bridge Construction Timing.** No construction of the bridge crossing and access road shall be allowed when Southwestern pond turtle, California red-legged frog, Tidewater goby, and/or California tiger salamander are expected to be present in the area of Ellysley Creek and its tributaries. At a minimum, all construction shall be limited to the dry season (i.e., from April 15th to October 15th) of the year. Construction of the bridge/access road shall not commence until the area within the construction zone has been field surveyed for the presence of these sensitive species by a qualified biologist experienced with these species; any specimens found during the filed survey shall be relocated to protected areas outside of the construction zone. If the field survey is conducted before July 1st, a second survey shall be required again to check for the presence, and relocate to safety any individuals found, of Southwestern pond turtle, California red-legged frog, Tidewater goby, and/or California tiger salamander by a qualified biologist experienced with these species.

The Permittee shall undertake development in accordance with the approved Construction Plan. Any proposed changes to the approved Construction Plan shall be reported to the Executive Director. No changes to the approved Construction Plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is necessary.

- 4. Storm Water Pollution Prevention Plan.** PRIOR TO CONSTRUCTION, the Applicant shall submit, for Executive Director review and approval, two sets of detailed Storm Water Pollution Prevention Plans that identify specific construction practices and controls that will be implemented in order to minimize polluted runoff and erosion during and after construction. The Plan shall clearly identify all best management practices to be implemented during construction and their location. The Plan shall contain provisions for specifically identifying and protecting all natural drainage swales (with sand bag barriers, filter fabric fences, straw bale filters, etc.) to prevent construction-related runoff and sediment from entering into these natural drainage areas which ultimately deposit runoff into the onsite wetland/riparian system and/or ultimately into the Pacific Ocean. Silt fences, or equivalent apparatus, shall be installed at the perimeter of all construction areas. At a minimum, the Plan shall also include provisions for stockpiling and covering of graded materials, temporary stormwater detention facilities, revegetation as necessary, and restricting grading and earthmoving during the rainy weather.

The Plan shall indicate that: (a) dry cleanup methods are preferred whenever possible and that if water cleanup is necessary, all runoff shall be collected to settle out sediments prior to discharge from the site; all de-watering operations shall include filtration mechanisms; (b) off-site equipment wash areas are preferred whenever possible; if equipment must be washed on-site, the use of soaps,



solvents, degreasers, or steam cleaning equipment shall not be allowed; in any event, such wash water shall not be allowed to enter any natural drainage; (c) concrete rinsates shall be collected and they shall not be allowed to enter any natural drainage areas; (d) good construction housekeeping shall be required (e.g., clean up all leaks, drips, and other spills immediately; refuel vehicles and heavy equipment off-site and/or in one designated location; keep materials covered and out of the rain (including covering exposed piles of soil and wastes); all wastes shall be disposed of properly, trash receptacles shall be placed on site for that purpose, and open trash receptacles shall be covered during wet weather); and (e) all erosion and sediment controls shall be in place prior to the commencement of grading and/or construction as well as at the end of each day.

The Permittee shall undertake development in accordance with the approved Stormwater Pollution Prevention Plan. Any proposed changes to the approved Plan shall be reported to the Executive Director. No changes to the approved Plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is necessary.

5. Drainage and Erosion Control Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Applicant shall submit, for Executive Director review and approval, two sets of detailed Drainage Plans. The Plan shall clearly identify all measures to be taken to collect and direct drainage from the entire access road and homesite to prevent geologic instability, erosion, sedimentation, or the degradation of coastal water quality. Drainage shall not be directed into sensitive habitat areas. The Drainage Plan shall, at a minimum, provide for the following:

- (a) The drainage system shall be designed to filter and or treat (i.e. a physical and/or chemical reduction of pollutants achieved through effective filtration) the volume of runoff produced from an 85th percentile storm event prior to its discharge. The drainage system and its individual components (such as drop inlets, retention basins, filtration mechanisms) shall be sized and designed according to the California Storm Water Best Management Practice Handbook.
- (b) All drainage system elements shall be permanently operated and maintained for the life of the project. It is the Permittee's responsibility to maintain the drainage system in a structurally sound manner and in its approved state according to the specifications of the manufacturer.
- (c) The drainage plan shall clearly identify all permanent measures to be taken to appropriately collect and direct stormwater drainage. Drainage shall not contribute to bluff instability or erosion in any way. Residential drainage shall not be allowed to pond at the blufftop edge or sheet flow over the bluff seaward of the homesite. Drainage devices shall not be located on the bluff edge/face.

6. Revegetation and Enhancement Plan. This condition supplements San Luis Obispo County Conditions of Approval #5, #6, #7, and #8 of local permits D980010P/D980279V, which are



Appeal A-3-SLO-00-040 Revised Findings

Schneider SFD

Page 10

retained by this condition. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Permittee shall submit a Revegetation and Enhancement Plan (Plan) to the Executive Director for review and approval. The Plan shall be prepared under direction of a qualified landscape professional in conjunction with a qualified botanist and cover all areas disturbed by grading and/or construction. The Plan shall be submitted with evidence of review and approval (or evidence that none is necessary) from the appropriate official(s) from the United States Fish and Wildlife Service and the California Department of Fish and Game. The Plan shall at a minimum include:

- (a) Only appropriate non-invasive native plant species from native on-site parent stock where possible;
- (b) A schedule for all planting activities;
- (c) Maintenance and irrigation schedule for the revegetated areas (if necessary);
- (d) Performance criteria;
- (e) Short term and long term erosion control planting measures;
- (f) Include provisions for the revegetation of all abandoned access routes.

PRIOR TO CONSTRUCTION, the Applicant shall retain a qualified botanist to carry out botanical resource mitigation measures including:

- (a) Seed collection of Cambria morning glory (*Calystegia subacaulis ssp. episcopalis*) for dispersal in conjunction with the Revegetation and Enhancement Plan.
- (b) Collection and transplant to a suitable location of specimens of Blochman's dudleya (*Dudleya bochmaniae*) found within limits of construction disturbance.
- (c) Direct the placement of construction fencing around sensitive plant species areas of occurrence.
- (d) Monitoring of road construction in the area of rare plants. The monitor shall work with construction personnel to reduce/avoid impacts to rare plant populations.

PRIOR TO OCCUPANCY the applicant shall submit verification of implementation of the approved Revegetation and Enhancement Plan and mitigation measures described above.

The Permittee shall undertake enhancement activities in accordance with the approved Plan. It is the responsibility of the Permittee to implement all enhancement and restoration measures specified in the Plan. Any proposed changes to the approved Plan shall be reported to the Executive Director. No changes to the approved Plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is necessary.



California Coastal Commission

7. Final Road Improvement Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Permittee shall submit, for Executive Director review and approval, two sets of final geotechnically engineered plans for the approved roadway associated drainage facilities. The applicant shall provide copies of the recorded easements covering the final road alignment from Highway One to the applicant's property. The plans shall graphically depict that the road improvements can be accomplished within the access easements secured by the Permittee. The access road shall follow the existing jeep trail to the greatest degree feasible, shall follow existing topographical contours and minimize the alterations of natural landforms (i.e. cut and fills) to the greatest degree feasible. The access road plans shall include the following requirements:

- (a) A formal wetland delineation using California Coastal Commission standards (i.e., a single parameter wetland definition including evaluation of 1) hydrophytic vegetation; 2) hydric soils; and 3) wetland hydrology) shall be conducted along the entire length of the proposed access road. The spatial extent of wetlands, if any, shall be mapped and on the Final Road Improvement Plans and data from sample plots shall be provided. All LCP required setbacks shall be met.
- (b) The access road shall not exceed the minimum width necessary to achieve safe access (generally 18 feet, unless a reduction is granted for sensitive areas), consistent with CDF requirements, to the residential building site. Paved areas shall be colored to be visually compatible with the surrounding rangeland. Black colored paving material is prohibited. Paving shall not be used for areas with road grades less than 12%, in such instances all-weather surfacing shall be redrock, or other material that is visually compatible with the surrounding rangeland;
- (c) Lighting is prohibited along the route;
- (d) The bridge to be installed along the existing road near Ellysley Creek and its tributary shall be constructed and operational before construction of the other road improvements and/or residence. Bridge installation shall minimize the amount of vegetation removal and landform alteration to the greatest degree feasible.

8. Landscape Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Permittee shall submit for executive director review and approval, two sets of landscape plans (Plan). The Plan shall be prepared in consultation with a landscape professional familiar with California native species. The Plan shall include an analysis by a qualified expert that considers the specific condition for all areas of the project disturbed of the site including soil, exposure, temperature, moisture, and wind. The Plan shall demonstrate that:

- (a) Residential Footprint. There shall be no ornamentally landscaped areas surrounding the residential footprint. All areas surrounding structural footprints shall be contoured to mimic the natural topography and revegetated with native grasses appropriate to the marine terrace areas of the Harmony coast region of San Luis Obispo County.
- (b) Access Road. No plant shrubs or tree cover shall be used in areas where the road corridor



Appeal A-3-SLO-00-040 Revised Findings

Schneider SFD

Page 12

crosses open grassland slopes. Shrubs used shall be both drought and wind tolerant in areas where the road corridor passes through vegetation with a significant shrub component, as on the road down to the coastal terrace. Vegetative screenings for the access road shall reduce the visual impacts associated with the proposed road by using native species appropriate to the area that will not extend above the ridge line when mature. Plantings shall be staggered and not placed in uniform rows or lines so that the screening does not look unnatural;

- (c) All vegetation planted on the site and along the road alignment will consist of non-invasive, drought-tolerant plants native to the area;
- (d) All required plantings will be maintained in good growing conditions throughout the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan;
- (e) Vegetation can be expected to attain full screening height and fullness within five years, and

The Plan shall include, at a minimum, the following components:

- (a) A map showing the type, size, and location of all plant materials that will be used, the irrigation system, topography, and all other landscape features, and,
- (b) A schedule for installation of plants, indicating that screening vegetation will be installed prior to access road use and home occupancy.

The permittee shall undertake development in accordance with the approved landscape plan. Any proposed changes to the approved landscape plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

Five years from the date of the receipt if the Certificate of Occupancy for the residence the permittee or successors in interest shall submit, for the review and approval of the Executive Director, a landscape monitoring report, prepared by a qualified specialist, that certifies the on-site landscaping is in conformance with the approved Plan along with photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscape plan approved pursuant to this permit, the permittee, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscape plan must be prepared by a qualified specialist, and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

1. **Agricultural Hold Harmless and Indemnity Agreement.** By acceptance of this permit, the Permittee acknowledges and agrees: (a) that the site is adjacent to land utilized for agricultural purposes; (b) users of the property may be subject to inconvenience, discomfort or adverse effects arising from adjacent agricultural operations including, but not limited to, dust, smoke, noise, odors, fumes, grazing, insects, application of chemical herbicides, insecticides, and fertilizers, and



California Coastal Commission

operation of machinery; (c) users of the property accept such inconveniences and/or discomforts from normal, necessary farm operations as an integral part of occupying property adjacent to agricultural uses; (d) to assume the risks to the Permittee and the property that is the subject of this permit of inconveniences and/or discomforts from such agricultural use in connection with this permitted development; and (e) to indemnify and hold harmless the owners, lessees, and agricultural operators of adjacent agricultural properties against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any issues that are related to the normal and necessary agricultural land use and its impact to users of the property.

2. Agricultural and Resource Conservation Area.

A. No development, as defined in section 30106 of the Coastal Act shall occur in the Agricultural and Resource Conservation Area described and depicted in an Exhibit attached to the Notice of Intent to Issue Permit (NOI) that the Executive Director issues for this permit except for:

1. Agricultural production activities defined as “activities that are directly related to the cultivation of agricultural products for sale. Agricultural products are limited to food and fiber in their raw unprocessed state, and ornamental plant material;”
2. Repairs and maintenance of the roadways authorized by this permit;
3. Restoration, protection, and enhancement of native habitat and/or sensitive resources (e.g., wetlands, streams, and coastal prairie);
4. Agricultural support facilities directly related to the cultivation of food, fiber, and ornamental plants being undertaken on the site (recognizing that all agricultural support facilities must be consistent with visual resource protection criteria);
5. Underground utilities installed and reformed to mimic natural landforms, and;
6. Landscape berms for the purpose of visual screening consistent with special condition 2f and the approved Landscape Plan;
7. Public access improvements.

B. PRIOR TO ISSUANCE BY THE EXECUTIVE DIRECTOR OF THE NOI OF THIS PERMIT, the Applicant shall submit for review and approval of the Executive Director, and upon such approval, for attachment as an Exhibit to the NOI, a formal legal description and graphic depiction of the portion of the subject property affected by this condition, which shall include all portions of Assessor Parcel Number 046-082-008 outside of the approved development envelope, as generally described and shown on Exhibit 7 attached to this staff report.



11. Public Works. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Permittee shall provide written authorization, for the review and approval of the Executive Director, that onsite water and sewer service is available and that the County Environmental Health Division has approved the adequacy of the on-site water well and septic system.

12. Helicopter and Aircraft Use. Helicopter/aircraft use, including but not limited to landing or parking of helicopters on the property, associated with any development authorized by CDP A-3-SLO-00-040 is prohibited, except for emergency purposes.

13. Other Agency Approval. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Applicant shall submit written evidence that the necessary approvals for bridge and roadway construction have been obtained from the following regulatory agencies, or that no such approvals are required: 1) U.S. Army Corp. of Engineers; 2) U.S. Fish and Wildlife Service; 3) California Department of Forestry; 4) California Department of Fish and Game; and 5) Regional Water Quality Control Board.

Should any additional wetland areas and/or other waters of the U.S. be documented on the property through the U.S. Army Corps of Engineers review, confirmation that the access road does not encroach 100 feet of any such wetlands and/or waters is required. Revised roadway plans that comply with this setback requirement or an amendment to this permit is required if substantial changes are needed. Significant roadway changes and/or an amendment to this permit must be submitted for Executive Director review and approval.

The Permittee shall inform the Executive Director of any changes to the project required by the any of the above-listed agencies. Such changes shall not be incorporated into the project until the Permittee obtains a Commission amendment to this coastal development permit, unless the Executive Director determines that no amendment is necessary.

14. Deed Restriction. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property (hereinafter referred to as the "Standard and Special Conditions"); and (2) imposing all Standard and Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the applicant's entire parcel or parcels. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

15. No Future Bluff or Shoreline Protective Device.



A(1) By acceptance of this Permit, the applicant agrees, on behalf of itself (or himself or herself, as applicable) and all successors and assigns, that no bluff or shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. A-3-SLO-00-040 including, but not limited to, the residence, foundations, decks, patios, water and septic systems, utility lines, wells, walkways, and driveways, in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, bluff retreat, landslides, or other natural hazards in the future. By acceptance of this Permit, the applicant hereby waives, on behalf of itself (or himself or herself, as applicable) and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.

A(2) By acceptance of this Permit, the applicant further agrees, on behalf of itself (or himself or herself, as applicable) and all successors and assigns, that the landowner shall remove the development authorized by this Permit, including the residence, foundations, decks, patios, walkways, water and septic systems, utility lines, wells, driveways, landscaping, and drainage improvements, if any government agency has ordered that the structures are not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

4. Coastal Development Permit Findings

By finding a substantial issue in terms of the project's conformance with the certified LCP, the Commission takes jurisdiction over the CDP for the proposed project. The standard of review for this CDP determination is the County LCP and the Public Access and Recreation standards of the Coastal Act.

1. Agriculture

a. Applicable LCP Policies and Ordinances

LCP agricultural land use policies specifically applicable to the subject site include:

LCP Agriculture Policy 1: *...Other lands (non-prime) suitable for agriculture shall be maintained in or available for agricultural production unless: 1) continued or renewed agricultural use is not feasible; or 2) conversion would preserve prime agricultural land or concentrate urban development within or contiguous to existing urban areas which have adequate public services to serve additional development; and 3) the permitted conversion will not adversely affect surrounding agricultural uses.*

LCP Agriculture Policy 3: *In agriculturally designated areas, all non-agricultural development*



which is proposed to supplement the agricultural use permitted in areas designated as agriculture shall be compatible with preserving a maximum amount of agricultural use. When continued agricultural use is not feasible without some supplement use, priority shall be given to commercial recreation and low intensity visitor-serving uses allowed in Policy I.

Non-agricultural development shall meet the following requirements:

- a) No development is permitted on prime agricultural land....*
- b) Continued or renewed agricultural use is not feasible as determined through economic studies of existing and potential agricultural use without the proposed supplemental use.*
- c) The proposed use will allow for and support the continued use of the site as a productive agricultural unit and would preserve all prime agricultural lands.*
- d) The proposed use will result in no adverse effect upon the continuance or establishment of agricultural uses on the remainder of the site or nearby and surrounding properties.*
- e) Clearly defined buffer areas are provided between agricultural and on-agricultural uses.*
- f) Adequate water resources are available to maintain habitat values and serve both the proposed development and existing and proposed agricultural operations.*
- g) Permitted development shall provide water and sanitary facilities on-site and no extension of urban sewer and water services shall be permitted, other than reclaimed water for agricultural enhancement.*
- h) The development proposal does not require a land division and includes a means of securing the remainder of the parcel(s) in agricultural use through agricultural easements. As a condition of approval of non-agricultural development, the county shall require the applicant to assure that the remainder of the parcel(s) be retained in agricultural and, if appropriate, open space use...*

LCP Agriculture Policy 4: *A single-family residence and any accessory agricultural buildings necessary to agricultural use shall, where possible, be located on other than prime agricultural soils and shall incorporate whatever mitigation measures are necessary to reduce impacts on adjacent agricultural uses.*

CZLUO Section 23.04.050 – Non-Agricultural uses in the Agriculture Land Use Category:

- a. **Sighting of Structures.** A single-family dwelling and any agricultural accessory buildings supporting the agricultural use shall, where feasible, be located on other than prime soils and shall incorporate mitigation measures necessary to reduce negative impacts on adjacent agricultural uses.*

b. Consistency with Applicable LCP Policies



Appeal A-3-SLO-00-040 Revised Findings

Schneider SFD

Page 17

As described earlier, the subject parcel was originally part of the larger Ranch San Geronimo that at one time was dedicated primarily to cattle grazing operations. The properties in this area were given certificates of compliance by the County and auctioned in the early 1990's creating the subject 40.6-acre parcel and its neighboring properties. Currently, much of the property in this area is not fenced and the site, in conjunction with neighboring parcels, is presently being used for cattle grazing operations.

The LCP is protective of agricultural lands by its encouragement of agricultural uses to the exclusion of other land uses that may conflict with them. San Luis Obispo County LCP Agriculture Policies 1, 3, and 4 prohibit development on prime agricultural land and allow development on non-prime agricultural land only if it can be demonstrated that structures are sited to reduce negative impacts on adjacent agricultural uses. Coastal Zone Land Use Ordinance (CZLUO) Section 23.04.050(a) requires that single-family dwellings and accessory buildings reduce negative impacts on agricultural uses. Under the LCP, residential development is a conditional, discretionary use on the subject agriculturally (AG) zoned parcel.

The LCP requires that lands suitable for continued or renewed agriculture be maintained in or available for agricultural production unless, among other reasons, that the permitted conversion to a residential use will not adversely affect surrounding agricultural uses. Because the proposed project is a conditional, discretionary use, development such as this is subject to special criteria regarding the siting, design and character of structures. Because the development is proposed in an area that has been, and is currently, used for cattle grazing, adequate measures to ensure continued or renewed agriculture as well as the protection of surrounding agricultural activities shall be put into place.

The general incompatibility of residential and agricultural land uses is highlighted by the fact that the proposed project is a conditional, discretionary use at this site. Reasons for this conditional use designation are rooted in the inherent incompatibility of these two land uses. Typical incompatibility issues raised at residential-agricultural land use interface include: noise, dust, and odors from agricultural operations and animals; road-access conflicts between agriculturally related machinery and/or animals and private automobiles; limitations of pesticide application, residential garden pest/exotic plant species transfer to name a few. Such incompatibilities can threaten continued or renewed agricultural operations when its proximity to non-agricultural uses (such as residential) raises issues and/or concerns that standard agricultural practices (such as chemical spraying and fertilizing) or ongoing agricultural by-products (such as animal wastes, dust and noise from machine operations – cultivating spraying, harvesting, et al) are a threat to residential use and enjoyment of the property.

The LCP agriculture protection policies 1, 4, and CZLUO Section 23.04.050 call for non-agricultural development and agricultural accessory structures to be located outside of areas containing prime agricultural soils. The CZLUO lists four methods used to define "prime" soils. According to the Agriculture Commissioners Office, the method most applicable to this property is the land capability method. Under the land capability method, soils classified as I or II by the Soil Conservation Service are prime soil. In addition, the land must be used for irrigated crops or at least have available irrigation water to be classified as I or II. Letters from the Agriculture Commissioners Office note that the soils are not prime and that the land would not be suitable for irrigated crop production under the land



California Coastal Commission

Appeal A-3-SLO-00-040 Revised Findings

Schneider SFD

Page 18

capability method. Supporting this conclusion is the Storie Index (another method recognized in the LCP) for the soil type found onsite. Soils that are rated 80 or above, Grade 1, in the index are considered prime, as defined by the CZLUO. This soil type is rated 64 in the lower range of Grade 2. As such, the Commission can concur that the project generally satisfies portions of the LCP policies listed above, namely that no development is allowed on prime soils.

Another requirement under LCP Agriculture Policy 1 is to protect lands where continued or renewed agricultural use is feasible on the property. The property contains two types of agricultural land, the flat coastal terrace where the residence is proposed, and a sloping area that includes some steep hills (approximately 75% slope) rising from the marine terrace. The terrace area is more suited for agriculture than the steep hills primarily due to slightly better soil quality, and slope related issues such as erosion and runoff. According to the Agriculture Commissioner, both areas are suited for cattle grazing. In this case, the Commission can concur that the 40.6-acre parcel alone would not support a viable cattle-grazing operation. Clearly, this is due to the fact that the parcel is sub-standard in size for a cattle operation, which in San Luis Obispo County requires a minimum of 320 acres under the LCP. However, if viewed in conjunction with other surrounding grazing lands, continued or renewed grazing operations remain feasible on most, if not all, of the property and should be maximized with any new development proposal.

The more fundamental question raised by the project is whether such a large residential development can be considered appropriate to the agricultural use of the property, particularly when the development is absent any bonafide agricultural operation. The proposed project, excluding the access road, is comprised of a large 10,000 square foot single-family residence that includes an indoor swimming pool, and a 2,500 square foot barn. The development would occupy nearly two acres of the marine terrace portion of the parcel. According to materials submitted by the applicant, approximately 32,000 square feet would be developed by the project (12,000 gross square feet of structures would be developed with an additional 20,000 square feet of impervious surfacing). Not to mention the nearly 147,000 square feet of road base needed just to access the development. Without a doubt, large "estate" developments such as this convert more agricultural land than necessary to accommodate residential use and have the ability to undermine the purpose of the Agriculture zoning prescribed for it. Such a development would be considered a very large farm house if it were even one-third that size. Thus, a discretionary decision should be made as to the scale and character of such a use on agricultural land.

The proposed project by itself results in a host of coastal resource impacts. Any such impacts would be exacerbated by similar projects that may take place in the foreseeable future in the Harmony coast area. One concern is that these large, mostly undeveloped agricultural parcels, will be used in the future for more "estate" homes. These large estate type homes, where visible, would redefine the character of the agrarian and rural open space landscape here. More often than not, residential use of the land limits continued or renewed agricultural opportunities.

It is very likely that the subject project would induce future non-agriculture related development in the immediately surrounding parcels. The project proposes a new improved road that would easily, and appears planned to, provide access to other residential development sites that would otherwise not be



California Coastal Commission

Appeal A-3-SLO-00-040 Revised Findings

Schneider SFD

Page 19

accessible. There are additional undeveloped properties that will be reached by the road here. Staff notes that the Sanders property (formerly Dallons, APN 046-082-007) has granted an access easement to Schneider routing the proposed access road to the marine terrace on the adjacent upcoast property. Also, the owner of the downcoast property (Pierson/Williams) has for many years been contemplating residential development on the marine terrace. Further to the north, a new project referral was sent to the Commission office for review that involves an approximately 4,500 square foot blufftop residence on lands zoned agriculture (Dalidio, D020179P). Both inland and visible from Highway One, a series of new lot line adjustments are proposed on historic grazing lands to support large residential “estate” developments (Muniz, A-3-SLO-03-080) and (Martin/Hobbs, S020365L). It is possible that the Commission’s approval of a large dwelling unrelated to any agricultural use of the area here could induce similar future development proposals due the perception that such development would be deemed appropriate by the Commission.

To better protect agricultural use of the site and surrounding areas, the extent of agricultural land conversion must be reduced. As reflected in Special Condition 2, the size of the development envelope has been reduced to 5,000 square feet and relocated in the northwest portion of the marine terrace area. This modification will bring the project closer to being in scale with typical residential uses associated with agriculture and allow for larger undeveloped areas of the marine terrace to remain suitable for continued cattle grazing. In particular, this modification eliminates approximately 1,100 linear feet of roadway and large disturbance areas associated with the barn and residence, avoiding the conversion of roughly 1 acre of agricultural land on the marine terrace. To maintain the rural open-space character and allow for continued grazing of the area, fencing is limited only to the perimeter of the approved development envelope.

Additional measures are needed to preserve the maximum amount of agricultural use on the site. Policy 3 of the LCP provides guidance on how non-agricultural uses should be sited, designed, and restricted to protect agricultural resources. For example, part (h) of this Policy requires that an agricultural and/or open space easement be granted to the County for all lands that are not a part of the non-agricultural development. Therefore, the Applicant is required to put all remaining lands outside of the approved development into an Agricultural Use and Conservation Area (Special Condition 10). This condition specifically identifies the particular uses, including agricultural production activities like cattle grazing, which are allowed within the Agricultural Use and Conservation Area. Special Condition 2c prohibits the barn from being developed because it serves no agricultural purpose and converts agricultural land to other non-agricultural uses. In the event that the applicant would like to pursue an agricultural accessory structure, such as a barn, in the future as part of a bonafide agricultural operation, an amendment to this permit would be necessary and the potential impacts of such a proposal would be evaluated at that time.

Finally, although the County conditions state that the, “the applicant shall disclose to prospective buyers, the consequences of existing and potential intensive agricultural operations on adjacent parcels,” the County’s condition language remains unclear as to precisely how the disclosure is to be accomplished. The Commission’s experience has been that the precise wording of such an acknowledgment is critical to ensuring that future issues do not arise that would threaten ongoing



California Coastal Commission

normal agricultural operations on adjacent properties. It may be that the concept of the County's condition is sufficient in this regard, but clarifying language will be necessary to ensure adequate noticing and recordation of the deed (Condition 9).

c. Conclusion

The largely undeveloped Harmony coast is a critical coastal resource area. Maintaining the agrarian and rural countryside between Cayucos and Cambria is of utmost County and State importance. One of the ways the LCP protects this resource is through the agricultural land use compatibility policies described above. In addition, new development of this nature must be viewed to protect against the potential for the de facto conversion of coastal agricultural lands to residential uses. The proposed project as approved by the County may induce a similar type of future growth in this area to the extent such an approval sets precedence for the LCP policy interpretation that residential structures of any size and configuration are appropriate and allowed on rural agricultural land.

The special conditions imposed by this permit preserve the maximum amount of agricultural use, as required by the LCP. The revised project has been reduced in scale to more closely approximate the range of size and scale for Harmony coast agricultural dwellings. The required "hold-harmless" language is included because the site is surrounded on three sides by agriculturally-zoned properties. With the inclusion of the Agricultural Use and Conservation Area (Special Condition 10), the project better preserves the agricultural viability of the site and adjacent agriculturally designated lands.

As such, and only as conditioned in this approval, the Commission can approve the modified project and finds it consistent to the greatest extent feasible with the agricultural protection policies of the certified San Luis Obispo County LCP.

2. Visual Resources

a. Applicable Policies

The County's LCP is protective of coastal zone visual resources, particularly views from public roads, and especially along the shoreline. The LCP states:

Visual and Scenic Resource Policy 1: *Unique and attractive features of the landscape, including but not limited to unusual landforms, scenic vistas and sensitive habitats are to be preserved, protected, and in visually degraded areas restored where feasible.*

Visual and Scenic Resource Policy 2: *Permitted development shall be sited so as to protect views to and along the ocean and scenic coastal areas. Where possible, site selection for new development is to emphasize locations not visible from major public view corridors. In particular, new development should utilize slope created "pockets" to shield development and minimize visual intrusion.*

Visual and Scenic Resource Policy 4: *New development shall be sited to minimize its visibility from public view corridors. Structures shall be designed (height, bulk, style) to be subordinate*



to, and blend with, the rural character of the area. New development which cannot be sited outside of public view corridors is to be screened utilizing native vegetation; however, such vegetation, when mature, must also be selected and sited in such a manner as to not obstruct major public views.

Visual and Scenic Resource Policy 5: *Grading, earthmoving, major vegetation removal and other landform alterations within public view corridors are to be minimized. Where feasible, contours of the finished surface are to blend with adjacent natural terrain to achieve a consistent grade and natural appearance.*

CZLUO Section 23.05.034

a. Area of cuts and fills: *Cuts and fill shall be limited to the minimum amount necessary to provide stable embankments for required parking areas or street rights-of-way, structural foundations...*

b. Grading for siting of new development. *Grading for the purpose of creating a site for a structure or other development shall be limited to slopes less than 20% except:*

(2) When grading of an access road or driveway is necessary to provide access to building site with less than 20% slope, and where there is no less environmentally damaging alternative; and

(iii) It has been demonstrated that the proposed grading is sensitive to the natural landform of the site and surrounding area; and

(iv) It has been found that there is no other feasible method of establishing an allowable use on the site without grading on slopes between 20% and 30%.

d. Landform alterations within public view corridors. *Grading, vegetation removal and other landform alterations shall be minimized on sites located within areas determined by the Planning Director to be a public view corridors from collector or arterial roads. Where feasible, contours of finished grading are to blend with adjacent natural terrain to achieve a consistent grade and appearance.*

e. Final contours: *Contours, elevations and shapes of finished surfaces are to be blended with adjacent natural terrain to achieve a consistent grade and natural appearance.*

SRA Permit Processing Requirements:

CZLUO Section 23.07.164(e): *Any land use permit application within a Sensitive Resource Area shall be approved only where the Review Authority can make the following required findings:*

- 1) The development will not create significant effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design.*



- 2) *Natural features and topography have been considered in the design and siting of all proposed physical improvements.*
- 3) *Any proposed clearing of topsoil, trees, or other features is the minimum necessary to achieve safe and convenient access and siting of proposed structures and will not create significant adverse effects on the identified sensitive resource.*
- 4) *The soil and subsoil conditions are suitable for any proposed excavation; site preparation and drainage improvements have been designed to prevent soil erosion...*

b. Consistency with Applicable LCP Policies

San Luis Obispo County LCP Visual and Scenic Resources Policies 1, 2, 4, and standards for Sensitive Resource Areas (CZLUO Section 23.07.164(e)) require new development to be sited to protect unique and attractive features of the landscape, views to and along the ocean and scenic areas, and minimize its visibility from public view corridors. In addition Visual and Scenic Resources Policy 5 and CZLUO Section 23.05.034 require grading, major vegetation removal and landform alterations within public view corridors to be minimized.

The entire parcel is within the LCP designated Ocean Shoreline Sensitive Resource Area (SRA) due to the visual and scenic qualities of the undeveloped coastal terraces and rural hillsides between Cayucos and Point Estero. The SRA designation encompasses many miles of coastline here and suggests that the entire shoreline in this area is a valuable natural resource, which must be protected from excessive and unsightly development. The Harmony coastline is characterized by wind swept hills and wide coastal terraces dropping off dramatically to the rocky shores of the Pacific Ocean below. Because the surrounding Harmony coast area is substantially undeveloped rural open space, any development in this area poses the potential for adverse impacts in terms of protecting the areas valuable scenic qualities.

There is no question that the current development proposal would significantly impact the scenic quality of the rural Harmony coast. As shown in Exhibit 3, the proposed development would be located on the flat undeveloped marine terrace typical of this stretch of coastline. The potential for similar proposals immediately to the north and south of the project site raises concerns about the cumulative impacts of development and its associated landscaping and landform alteration on the coastal terrace. The limited developments that can be seen in this general area (Abalone Farm and Williams residence) provide evidence of the visual impacts that can result from inappropriately designed development in this sensitive area. Moreover, given the scenic nature of this stretch of coast, it is that much more important to limit any additional development that would break up the expansive views of the grassy marine terraces and coastal hills and incrementally degrade the rural agrarian character of the Harmony coast. Thus, the greatest possible effort must be made to safeguard this area from the intrusion of unsightly new development.

The project poses adverse impacts to visual and scenic resources through development of a 1.25-mile access road, a 2,500 square foot barn, and 10,000 square foot residence on the undeveloped coastal terrace and hillsides of the Harmony coast. These developments are visible, depending on the viewpoint, from public viewing areas. The access road is visible from Highway One, offshore areas,



Appeal A-3-SLO-00-040 Revised Findings

Schneider SFD

Page 23

and from other inland vantage points. The large residence and barn are visible from coastal waters and inland vantage points upcoast from the project site, particularly the 746-acre SeaWest Ranch recently purchased by the American Land Conservancy for resource conservation and public open space.

Policy 2 for Visual and Scenic Resources addresses site selection for new development. The policy serves to protect the unique qualities of scenic areas and prohibits the siting of development, where possible, in areas visible from public view corridors. In addition to the scenic views from Highway One and other inland areas, Policy 2 protects views from nearshore waters. In other words, the views of fishers, boaters, kayakers, surfers, et cetera who may be present at different times in the water should also be considered. Because of the sheer cliff edge and the relatively flat marine terrace, the proposed development (i.e. residence, lounge, barn, access road improvements, water tanks, etc.) would be highly visible, particularly from nearshore waters. The windswept ridges and flat marine terrace area is covered with dry grasslands and some maritime chaparral at higher elevations, limiting the amount of natural screening available to shield the development from public view (See Exhibit 4).

Although not visible from travelers along Highway One, the residential site on the marine terrace would be visible from offshore locations. In addition, the proposed homesite is visible from some nearby vantage points along the ridgeline of the coastal range. In particular, the project site would be visible from the ridgeline on the newly acquired SeaWest ranch property (See Exhibit 4). Although geographically separated by Point Estero, hikers along the ridgeline and/or along future trails that may be developed may be able to catch glimpses of the proposed project were it to be constructed at this location. Views of such residential development when hiking along rural mountain trails can be disruptive to the hiking experience. As far as staff knows, the site is not immediately adjacent to any existing public trails. Moreover, nighttime views (where one would expect light to be coming from the proposed residence) cannot be approximated by story poles or visual simulations viewed during the day. Such nighttime lights in the middle of an otherwise darkened wilderness area particularly impact the viewshed.

As described, the project also includes improvements to a dirt jeep trail that traverses three other parcels extending from Highway One over the coastal range to the marine terrace site. The road generally follows the route of the existing dirt jeep trail, however a portion of it deviates from the route in high hazard and sensitive resource areas. The County approval includes a variance because the access road will require grading on slopes greater than 30 percent. The existing dirt jeep trail in this area would be widened and paved, as CDF requires roads to be paved that have a slope greater than 12%. Travelers in both directions on Highway One will see the paved road as it ascends the inland side of the coastal range to the top of the ridgeline. As evidenced in visual simulations, the large cutslopes necessary to support a road on the steep hillside will also be highly visible from the ocean. It should be noted that numerous attempts have been made to secure a shared access route to the homesite that follows an existing road through the downcoast commercial abalone farm. This is without a doubt the environmentally superior access alternative. However, permission to use this access road has not been given from the downcoast landowner, preventing this preferred access option to be realized.

Following concerns raised by the Commission with respect to site selection, a series of visual resource studies were conducted to evaluate the project impacts of the residence and barn on public view



California Coastal Commission

corridors.¹ A number of alternative building sites were evaluated on both the ridgetop and the marine terrace. A variety of different public viewpoints were evaluated. At all ridgetop locations evaluated, the residence and barn silhouetted against the skyline in clear view from major public viewing areas, particularly along Highway One. Based on the visual simulations, it was concluded that the marine terrace portion of the property was the least visible portion of the property. Thus, in terms of site selection, the Commission can concur that the location of the homesite on the general marine terrace *area* is preferred.

However, as required by Policy 4 for Visual and Scenic Resources, “new development shall be sited to minimize its visibility from public view corridors” and the structures in that area “shall be designed to be subordinate to, and blend with, the rural character of the area.” In addition, Policy 1 for Visual and Scenic Resources requires that the scenic rural landscape of the Harmony coast be preserved and protected. Policy 4 also allows for the use of native vegetative screening to shield development so long as it does not obstruct major public views, but only after all efforts have been exhausted to site the development outside of public view corridors (including views from offshore).

The Commission recognizes the County’s effort to minimize the development’s impacts on the open landscape by: 1) requiring the use of earthtone colors on the exterior of new structures; 2) requiring revegetation of disturbed areas; 3) requiring some landscape screening; 4) requiring all utilities to be located underground; and 5) limiting the amount of cutslopes to the minimum amount necessary to construct the roadway. Nonetheless, these measures are not adequate to ensure that the extremely sensitive rural viewshed of the Harmony coast will forever be preserved to the maximum extent feasible.

There is no question that Visual and Scenic Resource Policy 4 of the LCP sets a high standard for protection of the extreme sensitivity of the Harmony Coast. The controlling objective of Policy 4 is to design new structures as to be subordinate to and blend with the rural character of the landscape. There are at least two general themes to test for consistency in this case: 1) compatibility with the surrounding built environment, namely the immediately surrounding large agricultural parcels with farm buildings and individual residences; and 2) compatibility with the overall open space environs of the larger Harmony coast area.

Consistency with the character of the built environment can be evaluated primarily on architectural style and overall mass/scale. In terms of architectural style, although it might be argued that the modern residential style of the Schneider project is quite architecturally interesting, it could not be said to be similar to the existing character of development in the area. The Schneider project has angular corners, large paned glass windows, an indoor swimming pool, spiral stairs leading to rooftop viewing areas, and pyramid like skylights that would be unlike any other farm buildings or residences in the immediate area. Moreover, the proposed Schneider house would be substantially larger; at least twice or three times the square footage of the largest neighboring home. As such, its large overall square footage raises an issue in terms of compatibility with the surrounding built environment. In fact, the proposed structure would be one of the largest, if not the largest, residence on the entire San Luis Obispo County

¹ Visual Analysis (Cannon Associates, October 2000 and May 2003) and (Sheppard Mullin, August 2002).



coastline.

In terms of compatibility with the larger rural agricultural Harmony coast, such large residential development is distinctly counter to the character of this greater area. While a limited number of residences have been developed on the terrace well to the north of this area, this particular stretch of the Harmony coast surrounding China Harbor and Point Estero is largely undeveloped. From offshore, the downcoast commercial abalone farm and is clearly visible. As shown in the applicant's visual resource analysis, a mix of machinery, discharge pipes, growing pens, outbuildings, equipment and roads visually mar the marine terrace area to the detriment of the rural coastal aesthetic (See Exhibit 4). The presence of this unsightly development provides a reference point for understanding how the construction of buildings along the Harmony blufftop can change the rural open space character of this stretch of coastline.

In order to find the project consistent with the LCP's visual and scenic resource protection policies, the project must be modified. Every reasonable effort must be made to assure that new development in this area is truly subordinate to, and blends with the rural landscape. In light of the extreme visual sensitivity of the Harmony coast, the Commission finds that the residence must be relocated and reduced in size and scale to meet the high standards of the LCP (see Special Condition 2).

Special Condition 2 will help address multiple issues at once. First, it will reduce the length of the improved access road/driveway by around 1,100 feet, thereby minimizing the amount of cut and fill on the visible hillside, consistent with CZLUO Policies 23.05.034 and 23.07.164(e). Second, it will reduce the amount of ground disturbance by at least 20,000 square feet. Third, it will reduce the scale and mass of the residential structure to that more nearly approximating an agricultural residence. Fourth, eliminating the barn (which serves no agricultural function) from the project will help reduce the visual impacts of multiple structures loosely arranged along the marine terrace. Finally, Special Condition 2 limits the height of the residence to a maximum of 12 feet as measured from average natural grade to reduce the visible profile of the residence. Building materials must be non-reflective and use only earth-toned colors. No exterior lighting is allowed other than the minimum mount necessary for pedestrian and vehicular safety.

The LCP requires that landform alteration be minimized; however, it does allow such alteration if done in a way to blend with adjacent natural terrain (Visual Policy 5). Siting and design options that rely on natural looking berms, rather than vegetative screening alone best meet the intent of the LCP Visual Resource policies for this particular portion of the Harmony coast. Thus, Special Condition 2(f) requires the Applicant to install a low berm (ranging from two to three feet in height) directly adjacent to the residence. The berm shall be vegetated with low stature native grasses and forbs to mimic the surrounding landscape. This requirement, combined with the reduction in structural height, will reduce the visibility of the residence within the viewshed to roughly 10 feet above the top of the berm.

c. Conclusion

As proposed, the project does not meet the visual and scenic resource protection standards of the LCP because additional measures can be taken to make the development subordinate to, and blend with, the rural character of the area. The conditions of approval bring the proposed project into compliance with



these LCP policies and recognize the need to protect the rural open space landscape of the Harmony coast. **Therefore, as conditioned, the project may be approved.**

3. Environmentally Sensitive Habitat Areas

a. Applicable Policies

Relevant LCP policies include:

Environmentally Sensitive Habitats Policy 1: *New development within or adjacent to locations of environmentally sensitive habitats (within 100 feet unless sites further removed would significantly disrupt the habitat) shall not significantly disrupt the resource. Within an existing resource, only those uses dependent on such resources shall be allowed within the area.*

Environmentally Sensitive Habitats Policy 2: *As a condition of permit approval, the applicant is required to demonstrate that there will be no significant impact on sensitive habitat and that proposed development or activities will be consistent with the biological continuance of the habitat....*

Environmentally Sensitive Habitats Policy 5: *Coastal Wetlands are recognized as environmentally sensitive habitat areas. The natural ecological functioning and productivity of wetlands and estuaries shall be protected, preserved, and where feasible, restored.*

Environmentally Sensitive Habitats Policy 18: *Coastal streams and adjoining riparian vegetation are environmentally sensitive habitat areas and the natural hydrological system and ecological function of coastal streams shall be protected and preserved.*

Environmentally Sensitive Habitats Policy 27: *Designated plant and wildlife habitats are environmentally sensitive habitat areas and emphasis for protection should be placed on the entire ecological community. Only uses dependent on the resource shall be permitted within the identified sensitive habitat portion of the site.*

Environmentally Sensitive Habitats Policy 28: *Native trees and plant cover shall be protected wherever possible. Native plants shall be used where vegetation is removed.*

Environmentally Sensitive Habitats Policy 33: *Vegetation which is rare or endangered or serves as cover for endangered wildlife shall be protected against any significant disruption of habitat value. All development shall be designed to disturb the minimum amount possible of wildlife or plant habitat.*

Environmentally Sensitive Habitats Policy 36: Protection of Kelp Beds, Offshore Rocks, Rocky Points, Reefs and Intertidal Areas. *Uses shall be restricted to recreation, education and commercial fishing. Adjacent development shall be sited and*



designed to mitigate impacts that would be incompatible with the continuance of such habitat areas.

CZLUO Section 23.07.170(d) – Development Standards for Environmentally Sensitive Habitats:

- 1) New development within or adjacent to the habitat shall not significantly disrupt the resource.*
- 2) New development within the habitat shall be limited to those uses that are dependent upon the resource.*
- 3) Where feasible, damaged habitats shall be restored as a condition of development approval.*
- 4) Development shall be consistent within the biological continuance of the habitat.*
- 5) Grading adjacent to Environmentally Sensitive Habitats shall conform to the provisions of Section 23.05.034c (Grading Standards).*

CZLUO Section 23.07.172 provides, in relevant part:

23.07.172 – Wetlands.

Development proposed within or adjacent to (within 100 feet of the upland extent of) a wetland area shown on the Environmentally Sensitive Habitat Maps shall satisfy the requirements of this section to enable issuance of a land use or construction permit. These provisions are intended to maintain the natural ecological functioning and productivity of wetlands and estuaries and where feasible, to support restoration of degraded wetlands.

- a. **Location of development:** Development shall be located as far away from the wetland as feasible, provided that other habitat values on the site are not thereby more adversely affected.*

...

- a. **Wetland setbacks:** New development shall be located a minimum of 100 feet from the upland extent of all wetlands, except as provided by subsection d(2). If the biological report required by Section 23.07.170 (Application Content) determines that such setback will provide an insufficient buffer from the wetland area, and the applicable approval body cannot make the finding required by Section 23.07.170b, then a greater setback may be required.*

- (1) **Permitted uses with wetland setback:** Within the required setback buffer, permitted uses are limited to . . . roads when it can be demonstrated that:*
- (i) Alternative routes are infeasible or more environmentally damaging.*
 - (ii) Adverse environmental effects are mitigated to the maximum extent feasible.*



b. Consistency with Applicable LCP Policies

San Luis Obispo County LCP Environmentally Sensitive Habitats Policies 1, 2, 5, 18, 27, 36 and Coastal Zone Land Use Ordinance (CZLUO) Section 23.07.170 (d) prohibit new development proposed within or adjacent to locations of environmentally sensitive habitats from significantly disrupting the resource, and within an existing resource, allows only those uses dependent on such resources. In addition, Environmentally Sensitive Habitats Policies 28 and 33 require that native trees and plant cover, and vegetation, which are rare or endangered, shall be protected against significant disruption of habitat value.

Four characteristics of the project site qualify certain areas of the site as a Sensitive Resource Area and/or and Environmentally Sensitive Habitat. The first relates to the portion of the site fronting the Pacific Ocean, and the fact that marine mammals use this rocky intertidal zone as haul-out areas. In fact, the LCP specifically maps the shoreline area of the site as a Sensitive Resource Area (See Exhibit 1).

The second site characteristic that qualifies as an Environmentally Sensitive Habitat is the presence of scattered wetlands. These include two wetlands identified in the botanical reports prepared by the applicant. The first is a small artificial stock pond located on the ridge overlooking the site of the proposed residence. The pond holds standing water for part of the year, but probably dries out in summer months. Small tufts of wetland type plants grow in damp soils around the perimeter of the pond. The second wetland area occurs along the road alignment in the vicinity of a hillside spring on the slope near the existing jeep trail to the coastal bluff. According to the botanical reports, the area includes grassland plant species associated with wetland plants such as spikebrush, toad rush, brow-headed rush, loosestrife, rabbitfoot grass, and docks. The botanist noted that these areas were disturbed by long-term intensive ranch activities. However, because formal wetland delineations have not been conducted for the entire parcel, it cannot be concluded that the submitted reports adequately depict *all* wetlands that may exist on the site.

The third sensitive habitat is Ellysley Creek, which parallels Highway One at the entrance of the proposed access road. The improved access road must cross the creek channel and the project description calls for a new bridge crossing at this location. Also, tributaries feed the creek at this location and may also be considered sensitive coastal streams under the LCP. In addition to supporting riparian vegetation, the creek may also provide habitat for the California red-legged frog. A herpetological survey was conducted of the stock pond located at the top of the coastal range on the Schneider property and California red legged frog were found to be present. Although red-legged frog surveys haven't been performed in Elyssley Creek for this project, it is known habitat for the California red-legged frog. Southwestern pond turtle were seen crossing the road at Ellysley Creek by the applicants consulting biologist. The creek may also provide habitat for the California tiger salamander and Tidewater goby, listed as endangered by the Federal Endangered Species Act.

The fourth important habitat value provided by the site is coastal prairie grasslands. According to the botanical studies, grasslands occupy the largest portion of the project area. These communities, in various forms, occur over large areas of the rolling hills and extend across the coastal terraces. At least two sensitive plant species, Cambria morning glory (*Calystegia subacaulis* ssp. *episcopalis*) and



Appeal A-3-SLO-00-040 Revised Findings

Schneider SFD

Page 29

Blochman's Dudleya (*Dudleya blochmaniae ssp. blochmaniae*), were observed within the project site. These occurrences are mostly in areas along the proposed road alignment. Cambria morning glory was found to be growing on the ridge top overlooking the homesite in grassland near the small stock pond. Cambria morning glory is included in the CNPS inventory in List 1B (Plants Rare and Endangered in California and Elsewhere), but is not a candidate for either state or federal listing. Blochman's dudleya has been placed on onto list 1B by the CNPS. The U.S. Fish and Wildlife Service listed it as a candidate species in Category 2 (C2), but it is not at present listed by the State of California.

To protect these resources, the project, as well as the local approvals, incorporate specific measures intended to prevent negative impacts and allow for continued biological productivity. With respect to marine mammals, disturbance of the animals may be considered harassment and is illegal under the Marine Protection Act. Condition 1 of the local approval requires future residential development to be at a minimum 100 feet from the edge of the blufftop. In some areas along the coast Staff has noticed a proliferation of private property owners proposing/using helicopters and aircraft as a means to access rural coastal residences (e.g. Gawthrop in San Luis Obispo County and Hinmann in Santa Cruz County). This type of use is not only out of character with the rural coastline of Harmony, but can also disturb sensitive marine mammal haul-outs near the homesite. Special Condition 12 prohibits the use of helicopters/aircraft to access the development. Thus, conditions included in this approval will limit residential disturbances such as noise and light from impacting rocky intertidal haul-out areas.

With respect to coastal prairie habitat and endangered plant species, the 1995 County staff reports states that the consulting biologists recommends that seed collection and transplant of individual plant specimens occur prior to construction of the access road, and that revegetation and habitat enhancement be done for all areas disturbed by development. These measures, which were incorporated in to the local conditions of approval, have been improved upon by the currently recommended conditions of approval (Special Condition 6). In addition, the County's approval of the roadway project requires biological monitoring during all construction activities.

Regarding Ellysley Creek, the project may result in in-stream alterations or removal of riparian vegetation through the construction of a new bridge crossing and access improvements. In order to ensure that no negative impacts to the habitat values of the creek will occur, Special Condition 13 requires that the applicant provide evidence that the Department of Fish and Game and the U.S. Fish and Wildlife Service have reviewed and approved the roadway project, or that no such approvals are required.

Most of the new roadway appears to be setback at least 100 feet from the identified wetlands and stream and riparian habitat areas. However, as the improved road climbs the coastal ridge it follows a major tributary of Ellysley Creek that may contain wetlands and/or riparian habitat. As discussed previously, the preferred road alignment also bisects two sensitive plant communities; Cambria morning glory (*Calystegia subacaulis ssp. episcopalis*) and Blochman's Dudleya (*Dudleya blochmaniae ssp. blochmaniae*). Section 23.07.172a of the CZLUO requires that development be located as far away from wetlands as feasible, provided that other habitat values on the site are not thereby more adversely affected. Part d of the same ordinance requires that new development shall be located a minimum of 100 feet from the upland extent of all wetlands, except where a setback adjustment is necessary to



California Coastal Commission

Appeal A-3-SLO-00-040 Revised Findings

Schneider SFD
Page 30

accommodate a principal permitted use. Roads may be allowed within the required setback if it is demonstrated that alternative routes are infeasible or more environmentally damaging and that adverse environmental effects are mitigated to the maximum extent feasible. The same holds true under Section 23.07.174 for streams and riparian habitats in that development is allowed within riparian setback areas provided that alternative locations and routes are infeasible or more environmentally damaging.

The limited encroachment of the roadway within sensitive habitat areas (e.g. wetlands, the riparian habitat area of Ellysley Creek, and sensitive plant communities) is approvable under the LCP because the required exception findings under 23.07.172(d)(1) and 23.07.174(d)(2) can be made. First, alternative routes further south or north would be more environmentally damaging because it would involve significantly more grading and disturbance. This would create more significant impacts to the sensitive habitats due to more vegetation removal, grading, landform alteration, and the possibility of streambed disturbances. Second, the primary adverse environmental effects of the proposed road construction and bridge repair are mitigated to the greatest extent feasible through Special Conditions 2, 3, 4, 5, 6, 7, and 8 which require biological monitoring during construction, implementation of a storm water pollution prevention plan, drainage and erosion control plans for the access road, revegetation and enhancement plan to protect sensitive plant species prepared under the direction of a qualified botanist, final road improvement plans that require the road to be the minimum width necessary to achieve access, and landscaping for all areas disturbed by the development. Thus, the project incorporates specific measures intended to prevent negative impacts and allow for continued biological productivity.

As previously noted, staff observations of the site indicate that there may additional wetlands and possibly other U. S. waters on the site that have not been delineated by project plans. Thus, Special Condition 7a requires that a formal wetland delineation be conducted using California Coastal Commission standards along the proposed access road alignment. Potential wetland areas are to be evaluated using the Coastal Commission's single parameter wetland definition. The three parameters include evaluating: 1) hydrophytic vegetation 2) hydric soils; and 3) wetland hydrology. In addition, this concern is addressed by Special Condition 13, which requires the applicant to submit written evidence that the necessary approvals for roadway construction have been obtained from the U.S. Army Corps of Engineers (among other regulatory agencies). Should any additional wetlands or waters of the U.S. be documented on the property through the California Coastal Commission and U.S. Army Corps of Engineers review, confirmation that the roadways do not encroach 100 feet of any such wetlands or U.S. Waters is required. Should this be the case, revised roadway plans that comply with this setback requirement must be submitted for Executive Director review and approval, or an amendment to this permit is required if substantial changes are needed.

c. Conclusion

As conditioned, the currently proposed residence and roadway project will not have an adverse impact on the sensitive habitat values provided by the site, and will protect the biological productivity of these areas, consistent with LCP Policies and Ordinances cited above. **Thus, as conditioned, the project is consistent with LCP ESHA protection policies, and may be approved.**



California Coastal Commission

4. Public Works

a. Applicable Policies

Public Works Policy 1: *New development shall demonstrate that adequate public or private service capacities are available to serve the proposed development...Permitted development outside the USL shall be allowed only if it can be serviced by adequate private on-site water and waste disposal systems...*

CZLUO Section 23.04.430: *Development outside the urban service line shall be approved only if can be served by adequate on-site water and sewage disposal systems.*

b. Consistency with Applicable LCP Policies

San Luis Obispo County LCP Public Works Policy 1 and CZLUO Section 23.04.430 require new development to demonstrate that adequate public or private service capacities are available to serve the proposed development. The proposed development is located outside of the Cayucos Urban Services Line, which makes it reliant upon on-site water and wastewater treatment.

The County did not make any specific findings or recommendations related to LCP Public Works Policy 1 or CZLUO Section 23.04.430 for the project. However, recent discussions with County staff indicate that evidence of adequate water supplies from domestic wells is a requirement for obtaining a building permit and therefore would be addressed during local building permit review.

In addition to the lack of specific findings made by the County with respect to Public Works Policy 1, the Appellant's are concerned that written approval for the onsite water well has not yet been provided by the County's Environmental Health Division. A pump test report (Filipponi & Thompson Pump Co., August 9, 1995) was reported to the County Environmental Health Department for review and approval. The County Environmental Health department responded with a letter (September 11, 1995) indicating the sites water source may not be adequate to serve the proposed development. The letter states:

"A review of the well driller's report as submitted by Filipponi & Thompson, drilling on your property located on Section 21, Township 28S, Range 9E, county of San Luis Obispo, has been made and we are pleased to advise you that the well is approved as to construction only. This is a low-production well and cannot be considered as adequate for domestic use (emphasis added) in conjunction with issuance building permits for single-family residential structures per the requirements of Section 19,20,236 (b), Minimum Water Supply Single Family Dwellings, San Luis Obispo County Code. The adequacy of the well shall have to be demonstrated by a four hour or greater pump test due to the apparent low production shown on the drillers log. The well is located in an area of the County that has a history of low well production.

Although some data regarding the on-site well's pump down test has been submitted as of this writing, evidence that adequate water supplies to serve the development remain in question (See Exhibit 6). The test report shows that the onsite water well produced 20 gallons per minute (GPM) at start, but dropped to 12 GPM only four hours later. This is a substantial flow reduction in a relatively short amount of



time. While a rate of 5 GPM is generally considered adequate for single-family dwellings, this level must be sustained consistently over time. According to discussions with County Environmental Health, the four-hour pump test is the minimum test required. In areas that are known to have low well production, such as on the marine terrace along the Harmony coast, pump tests of 8-72 hours are needed. Longer duration pump tests will show whether or not adequate water flow can be sustained for a greater length of time. Furthermore, measurements of “draw down” and “recovery”, which show how fast the water source is recharged, were not included in the test report. This information is critical in evaluating whether or not the well can produce continued water production over time. In order to make a finding that there are adequate water supplies to support the proposed development longer pump times and measured draw down and recovery rates must be performed and approved by the County Environmental Health Department, as required by Special Condition 11.

With respect to the septic system that will be used for onsite waste disposal, a number of studies have been conducted that indicate that the marine terrace location is adequate for effluent disposal. These reports have been evaluated by the Commissions geologist who concluded that from a purely geotechnical point of view, the coastal terrace would be best suited for the siting of a septic system. In this case, the County conditioned the project to submit leach field design and placement plans performed by a geotechnical engineer. This condition is retained in this permit approval.

c. Public Works Conclusion

San Luis Obispo County LCP Public Works Policy 1 and CZLUO Section 23.04.430 require new development to demonstrate that adequate public or private service capacities are available to serve the proposed development. The proposed development is located outside the Cambria Urban Services Line. In this case, evidence of County Environmental Health Division approval of the well has not been provided. Therefore, Special Condition 11 requires the applicant to submit evidence, prior to issuance of the coastal development permit, that the Environmental Health Division has approved the adequacy of the water well. **Thus, as conditioned, the project is consistent with Public Works Policy 1 and CZLUO Section 23.04.430, and may be approved**

5. Hazards

a. Applicable Policies

Hazards Policy 1: New Development: All new development proposed within areas subject to natural hazards from geologic or flood conditions (including beach erosion) shall be located and designed to minimize risks to human life and property. Along the shoreline new development (with the exception of coastal-dependent uses or public recreation facilities) shall be designed so that shoreline protective devices (such as seawalls, cliff retaining walls, revetments, breakwaters, groins) that would substantially alter landforms or natural shoreline processes, will not be needed for the life of the structure. Construction of permanent structures on the beach shall be prohibited except for facilities necessary for public health and safety such as lifeguard towers.



Hazards Policy 2: *New development shall ensure structural stability while not creating or contributing to erosion or geological instability.*

b. Consistency with Applicable LCP Policies

San Luis Obispo County LCP Hazards Policy 2 prohibits new development from creating or contributing to erosion or geological instability. Development of the house and barn are located on a coastal marine terrace and improvements to the access road will require cutting and filling of the hillside, retaining walls and extensive revegetation, and the proposed route traverses at least two areas subject to landslides.

The County staff report indicates that the project raises several issues regarding geologic hazards and slope stability. The County approved the project subject to two geologic hazard conditions. The County required the applicant to submit at the time of construction permit application an erosion/hillside stabilization plan. In addition, the applicant must submit evidence of inspection of improvements by a certified engineering geologist prior to final County inspection. Furthermore, the County concluded that the residential blufftop setback should be at a minimum 100 feet from the edge of the bluff.

Commission staff evaluated several alternatives to better ensure structural stability and minimize erosion and/or geological instability as a result of the proposed development. Moving the development to the ridge top was considered as means to minimize visual resource impacts, but major geologic constraints were identified. This alternative was problematic for two reasons: 1) the proximity to steep slopes; and 2) the thinness of surface soils at this location. The hills below the ridgetop are very steep, averaging 57 degrees in the upper part and nearly vertical in other areas. The thin soils make siting a septic system and other improvements difficult at this location. Thin soils may result in the daylighting of effluent on the hillside from septic systems, leading not only to water quality problems, but also potential surficial slope instability.

With respect to the marine terrace location, the Applicant is proposing a 70-foot setback for structural development (pool and lounge area). While the analysis of the bluff retreat rates could be approved upon through examination of a time series of aerial photographs, for example, the remote location and lack of reference features make accurate assessment difficult. According to Commission geologist, given the relatively large setback proposed and fairly durable nature of the bedrock at the site, the setback distances can be found to be reasonable.

The applicant also proposes to improve an existing road along an easement north of the site, and relocate the road on the upper portion of the marine terrace. Improvements to the road will require a substantial amount of grading. The Applicant proposes the use of geogrid to stabilize fill slopes, allowing for steeper slopes and less grading. This will help to mitigate the problem, although high cutslopes will remain. There are also stability concerns as the existing road crosses steep hillsides and at least two areas of ongoing landslide activity. According to the Commission's geologist, better mapping of the landslide areas will be required in order to properly mitigate for the instability they represent. In addition, the Commission's geologist states that no work appears to have been undertaken to properly address road design in the area of the failures, nor have grading plans that allow for an accurate



assessment of the quantity of grading involved in the road improvements. Finally, and perhaps the most serious concern regarding the road is that if improperly designed, it could serve to concentrate runoff.

Thus, additional measures must be taken to ensure that the project will not create or contribute to erosion or geological instability. First, drainage from the residential compound must not pond at the blufftop edge or sheet flow over the bluff seaward of the homesite. Drainage devices are not to be located on the bluff edge/face (See Special Condition 5(c)). Second, significant engineering and landform alteration will be necessary to build the road in this area. Special Condition 5 requires submittal of a Drainage Plan for the entire road alignment, for review and approval of the Executive Director prior to issuance of the coastal development permit. Construction is also subject to a Storm Water Pollution Prevention Plan (Special Condition 4). Special Condition 7 requires the Applicant to prepare a geotechnically engineered Final Access Road Plan. The Plan requires the road to follow existing topographical contours and minimize alterations of natural landforms to the greatest degree feasible.

LCP Hazards provisions seek to insure that new development will not require the installation of shoreline protection for the its economic life (in this case assumed to be 75 years) and, more broadly, to effectuate the Coastal Act section 30253 policy goal of avoiding shoreline protection construction for new development. Given the geologic uncertainty inherent on the project site as well as significant risks associated with blufftop development, further assurance that no future shoreline protection will be required on this site is needed to meet the requirement of the LCP. Thus, Special Condition 15 prohibits construction of any shoreline protective device(s) for the purpose of protecting the development authorized by this permit.

c. Conclusion

As conditioned, the Commission finds that the currently proposed residence and roadway project will ensure structural stability and not create or contribute to erosion or geological instability. **Thus, as conditioned, the project is consistent with LCP Hazard protection policies, and may be approved.**

6. Public Access and Recreation

Because the project is located between the first public road (Highway One) and the sea, Section 30604(c) of the Coastal Act requires an additional specific finding must be made that the development is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act. This project is located between the nearest public road and the sea and thus, this additional finding must be made in a de novo review in this case.

a. Applicable Policies

Coastal Act Sections 30210 through 30214 and 30220 through 30224 specifically protect public access and recreation. In particular:

***Section 30210:** In carrying out the requirement of Section 4 of Article X of the California*



Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211: *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

Section 30212(a): *Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects...*

LCP Shoreline Access Policy 2: *Maximum public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development. Exceptions may occur where 1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources; 2) adequate public access exists nearby, or; 3) agriculture would be adversely affected....*

b. Consistency with Applicable Policies

Coastal Act Section 30604(c) requires that every coastal development permit issued for any development between the first public road and the sea “shall include a specific finding that the development is in conformity with the public access and recreation policies of [Coastal Act] Chapter 3.” The proposed project is located seaward of the first through public road (Highway One).

The County conditioned the coastal development permit to require the applicant to make an offer to dedicate a lateral accessway of twenty-five (25) feet of dry sandy beach along the shore, or from the mean high tide to the toe of the bluff where topography limits the dry sandy beach to less than twenty-five (25) feet. However, given the topography of the area and the location of the mean high tide, the actual area available for public access may be very limited and/or impossible to traverse. Furthermore, this area dry sandy beach subject to the County's condition may be public land.

Following concerns expressed by the Commission, discussions were started with the Applicant regarding dedication of more meaningful lateral access at the blufftop along the entire length of the property. This is a significant public access offer, and would provide opportunities for future public access in this area. Clearly, this would be viewed as a public access amenity with respect to the proposed development. However, at the time of this writing no voluntary dedications have been made, nor can they be required because impacts to existing blufftop access have not been identified. **As conditioned by the County, the project is consistent with the public access and recreation policies of the Coastal Act.**

8. California Environmental Quality Act (CEQA)

Section 13096 of the California Code of Regulations requires that a specific finding be made in



Appeal A-3-SLO-00-040 Revised Findings

Schneider SFD

Page 36

conjunction with coastal development permit applications showing the application to be consistent with any applicable requirements of CEQA. Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The Coastal Commission's review and analysis of land use proposals has been certified by the Secretary of Resources as being the functional equivalent of environmental review under CEQA. This staff report has analyzed the environmental impacts posed by the project and identified changes to the project that are necessary to reduce such impact to an insignificant level. Based on these findings, which are incorporated by reference as if set forth herein in full, the Commission finds that only as modified and conditioned by this permit will the proposed project avoid significant adverse effects on the environment within the meaning of CEQA



California Coastal Commission